

MEETING SUMMARY

DATE October 20, 2015
PLACE 50 W Gay St
TIME 3:03 pm – 4:05 pm

A CALL TO ORDER

Present: William Fergus, Matt Egner, Bart Overly, Ryan Szymanski, Kim Way and Trent Smith

Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:04 Meeting Summary – September 15, 2015

Motion: To approve

Motion By: Mr. Smith / second by Mr. Way

Result: Approval (6-0)

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:04-3:08 15-10-001

Address: 566 W Rich
Property Owner: Scott Guiler
Applicant: Ken Garrett, Segna Associates
To be reviewed: Council Variance (CV15-056)

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The existing warehouse is occupied by the Ethical Arts Collective including Peace Love Bling, a locally-based, handcrafted jewelry line, and World Peaces, a designer and importer of Fair Trade Home Décor, as well as other local artists and businesses.
 - The building is currently being used for a mix of uses including warehousing, artist manufacturing, art gallery space, and artist work space. Warehousing and art gallery are not permitted uses within the Dodge Park sub-district and artist manufacturing is permitted only as an accessory use.
 - The applicant has applied for a Council Variance for use and is requesting Board recommendation to City Council.
 - The new use will require 4 parking spaces and 2 bicycle parking spaces. The existing site does not allow for parking spaces and the application includes a request for a parking modification to 0 spaces.

Discussion:

- Mr. Way asked if there is parking available on the street; Mr. Smith stated there is parking on Rich and Gift streets.
- Mr. Guiler stated bicycles may be stored in the facility in lieu of exterior bike racks and clarified he has confirmed that the tenants are okay with indoor bicycle parking.
- Mr. Egner suggested creative bike racks be mounted on the building; Mr. Guiler stated it would make mowing the small strip on grass between the building and sidewalk very difficult. Mr. Guiler also stated the uses within the building do not generate a lot of visitors.

Motion #1: To recommend approval of the Council Variance for use

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (6-0)

Motion #2: To approve a reduction in parking from 4 to 0 spaces with the following condition:

1. Approval of Council Variance by City Council

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (6-0)

3:08-3:12 15-10-002

Address: 532 and 536 W State Street

Property Owner: NWD Franklinton, LLC

Applicant: Zachary Graham

To be reviewed: Demolition

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the West Broad Street sub-district.
 - The applicant is proposing to demolish 532 and 536 W State St to hold the property for future development.
 - The Historic Preservation Officer for the City of Columbus conducted a site visit and determined that the properties would not be eligible for the Columbus Register of Historic Places.
 - The applicant has proposed to fill, grade and seed the lot until future development plans are announced.

Motion: To approve

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (6-0)

3:22-3:47 15-10-003

Address: 509 W Chapel

Property Owner: Theodore G. Manfrass, Jr. and Kate M. McCanna

Applicant: Theodore G. Manfrass, Jr. and Kate M. McCanna

To be reviewed: Mixed use: Single-family dwelling and flex rental space

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The applicant is proposing to construct a new, three-story, mixed use building that will include a single-family residence with an entrance on May Avenue, and a small rental unit with an entrance on Chapel Street.
 - The applicant is requesting a parking modification from 7 spaces to 1 and from 2 bicycle parking spaces to 0. The application also includes a request to reduce the east side yard setback from 3' to 2' and to reduce the rear yard setback from 15% to ~7.5% (6'-2").
 - The proposed parking modification is based on an eating or drinking establishment in the rental space, as it is the most intense use proposed by the applicant for the space. The applicant has also proposed a 1-unit dwelling, an office, artist work space, or retail use for the rental space.
 - An approved application today may allow all of the proposed uses and associated parking reductions to be permitted in the rental unit. The applicant will still be responsible for notifying EFRB staff of any future change of use and applying for all applicable permits associated with a change of use in the space.
 - Staff recommends incorporating plants into the landscape and screening the ground-mounted mechanical units.

Discussion:

- Ms. McCanna provided an updated drawing set to the Board to review.
- Mr. Way asked if there is a drive apron for the garage; Mr. Manfrass stated May is an alley with no curbs and they are proposing 2-3 feet of gravel for the approach; Mrs. Yeoman noted a drive apron could be required by code.
- Mr. Manfrass stated the applicant intends to construct a curb and sidewalk on Chapel Street. He also clarified that the building will be built with almost a 0' setback on Chapel and there will not be much gravel landscape if any on the north elevation.
- Mr. Overly stated he liked the gravel; Mr. Way noted the gravel is acting as a mulch bed and he would like to see continuous plant material.
- Mr. Manfrass stated the east elevation of the structure will be constructed with Hardie Board which will allow them to create a full length mural on the wall in the future.
- Mr. Way asked about the type of gravel that will be used; Mr. Manfrass stated they have not finalized the gravel but are thinking about using crushed red gravel.
- Mr. Smith asked why there is not a garage door; Mr. Manfrass stated the site is not wide enough to allow for a garage door at this time.
- Mr. Manfrass stated the finished floor will be 6"-8" above grade with a step up into the building.
- Mr. Overly asked if the balcony railings are cable; Mr. Manfrass responded they will most likely be a 4' wall as it is less expensive to construct.
- Mr. Way asked if the corten is pretreated; Mr. Manfrass stated it is treated steel that rusts within 3-6 months; Mr. Way responded the steel rust will stain whatever material is below.
- Mr. Manfrass stated they are waiting to paint the mural until the steel has a full patina; Mr. Overly suggested a drip edge to protect the mural; Mr. Way stated they will need to prevent the rust from dripping on the alley.

Motion: To approve with the following conditions:

1. Install concrete approaches to garage and entry door on May Avenue (alley)
2. Return for EFRB review of a landscape plan
3. Screen the ground-mounted mechanical units (shown in updated site plan presented to Board)

Motion By: Mr. Fergus / second by Mr. Smith**Result:** Approved (6-0)**3:47-4:05 15-10-005**

Address: 255 S Gift
Property Owner: ABM Holdings, LLC
Applicant: Steve Arend
To be reviewed: Demolition

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
 - The applicant proposes to demolish the single-family home, fill the basement with engineered fill to existing grade and plant grass.
 - ABM Holdings purchased the property from the County in 2014 with the intent to demolish the existing single-family home. At the time of purchase, ABM Holdings understood the house to be in disrepair and to have structural damage.
 - The EFCCD Plan recommends screening between non-residential and residential properties with a six-foot board on board fence or other comparable material; chain link is not acceptable (p. F7).

Discussion:

- Mr. Egner stated he is concerned about requesting screening on the south property line of the lot as the vacant lot may be used for storage. He suggested screening on the north property line.
- Mr. Way asked about the existing chain link fence on the property; Mr. Arend stated it will be removed unless the site is used as a community garden.
- Mr. Arend stated the commercial lot to the north required a variance and screening on the alley. He stated they have had difficulty with illegal dumping behind the screening.
- Mr. Arend stated they plan to combine 255 S Gift with the property to the north and develop residential units. They have also contacted Franklinton Gardens about potentially using the site as a community garden in the meantime.
- Mr. Arend informed the Board that the existing screening on the commercial lot is woven nylon with 70% opacity. He requested any new screening match the existing.

Motion: To approve with the following conditions:

1. To screen the north property line with a nylon screen to match existing
2. Staff may review and approve a change of use to a community garden

Motion By: Mr. Fergus / second by Mr. Overly

Result: Approved (6-0)

4:05

15-10-004

Address:	401 W Town
Property Owner:	Brick Investment Corporation
Applicant:	Chris Sherman
To be reviewed:	Exterior construction and building alterations, Change in use

The applicant was not present.

Motion: To table the application.

Motion By: Mr. Fergus / second by Mr. Smith

Result: Approved (6-0)

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

1. 577 W Town | Application #15-09-001
Council Variance | Reviewed 09/15/2015 | Issued 09/17/2015 (Recommendation)
2. 566 W Rich | Application #15-09-004
Exterior Alterations | Reviewed 09/15/2015 | Issued 09/17/2015

H OTHER BUSINESS

I NEXT MEETING

Tuesday – November 17, 2015 at 50 W Gay St at 3:00 pm